

URGENT METRO311 COMPLAINT - TOXIC MOLD, WATER INTRUSION, AND ELECTRICAL

Subject: Formal Request for Immediate Inspection, Code Violation Enforcement, and Industrial Hygienist Evaluation - 2904 Sitka Dr. Apt. L29

From:

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Date: March 31, 2025

EMERGENCY HAZARD DESCRIPTION:

This is a formal and time-sensitive complaint regarding active, worsening code violations and toxic exposure at my current residence. I am a disabled, immunocompromised tenant living with my disabled daughter. The following conditions have been repeatedly reported with no action taken:

- Ongoing water intrusion through an overhead light fixture in the bathroom, directly above the toilet and bathtub, posing an imminent fire and electrocution risk.
- Toxic mold growth visibly spreading on the ceiling and around HVAC vents.
- High humidity, fungal odor, and worsening health symptoms consistent with mycotoxin exposure.
- No remediation, no investigation, and no alternative housing provided by LMHA or the landlord.

CODE ENFORCEMENT DEMANDS:

I hereby formally demand that Metro311/Code Enforcement immediately:

1. Conduct a full property inspection of Unit L29.
2. Issue written citations for all health and safety violations present.
3. Require the landlord and LMHA to:
 - Retain a licensed, third-party industrial hygienist;
 - Conduct a complete mold and indoor air quality assessment;
 - Provide a detailed report with:
 - Mold spore identification and counts;
 - Surface and air sampling results;
 - Clear chain-of-custody documentation;
 - Samples preserved for legal use in upcoming court proceedings.
4. Require certified documentation of all remediation efforts (if initiated), including:
 - Source of leak repair;
 - HVAC system decontamination;
 - Post-remediation verification testing.
5. Forward findings to the Health Department for further intervention due to public health threat.

CONTEXT AND EVIDENCE:

- I submitted photo and video evidence to LMHA as early as March 21, 2025.
- Rent payment was sent via USPS, opened, read, and returned after tampering, a potential mail fraud and retaliation act.
- LMHA officials Camille Robinson and Elizabeth Strojan have been repeatedly notified and remain nonresponsive.
- Both I and my daughter have complex medical histories and are at high risk of serious harm or

death from mold exposure.

SPECIAL NOTICE:

This complaint will be entered into the official record for pending litigation, and all findings from Metro311 and any third-party evaluations will be used in:

- Federal Civil Rights Complaints
- ADA and Fair Housing Act filings
- Local and federal court proceedings

Failure to respond may result in additional legal action being filed against:

- Station J-Town / Vida Management
- Louisville Metro Housing Authority
- Relevant municipal agencies

Respectfully submitted,

John R. Fouts, MBA

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<https://sfnlife.org>

<https://youtube.com/@sfn-life>

"I am not requesting assistance. I am demanding accountability. This is no longer a maintenance issue - it is a human rights emergency."